



Report to the Auburn City Council

Action Item	11
Agenda Item No.	

City Manager's Approval

To: Mayor and City Council Members
From: Reg Murray, Senior Planner
Date: April 8, 2013
Subject: Ordinance Amendment – Single Room Occupancy Units (File 301.3(dd))

The Issue

Should the City Council adopt an Ordinance to allow Single Room Occupancy (SRO) units in the Regional Commercial (C-3) zone district, subject to a use permit?

Recommended Motion (Approval)

The Planning Commission held a public hearing to receive testimony and consider the Ordinance for Single Room Occupancy Units (**Exhibit A**) on March 5, 2013. The Planning Commission unanimously recommended that the City Council take the following actions:

- A. By Motion, adopt a Statutory Exemption prepared for the Ordinance for Single Room Occupancy Units as the appropriate level of environmental review in accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines;
- B. By Motion, adopt the following Findings of Fact for approval of the Ordinance for Single Room Occupancy units:
 1. The Ordinance implements State law;
 2. The Ordinance is consistent with the Auburn General Plan Housing Element;
 3. The Ordinance is the minimum necessary to protect the public interest, health, safety and general welfare.
- C. By Motion, introduce and hold a first reading, by title only, of the Ordinance to allow Single Room Occupancy (SRO) units in the Regional Commercial (C-3) zone district, subject to a use permit.

Background

The Housing Element of the General Plan is a comprehensive statement by the City of Auburn of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to establish specific

goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end.

The City's current Element was adopted in 2008 following review by, and certification from, the California Department of Housing and Community Development (HCD). It includes several goals for meeting the objectives set by the State, such as:

Goal 1: Provide a range of housing choices that meets the needs of all Auburn residents in terms of type, density and cost.

The programs contained in the Housing Element can also serve as a means of eliminating potential constraints for the provision of housing opportunities. One constraint identified by HCD during their review of the City's Housing Element was that the City's zoning ordinance did not account for Single Room Occupancy facilities. HCD identified this limitation as a constraint to providing a broader range of housing choices (Goal 1), therefore, the City included Program U in the Element (see below). Under this program, the City agreed to amend its zoning ordinance to include Single Room Occupancy units.

- U. The City will update its zoning ordinance to identify zoning district(s) that explicitly allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.

Analysis

In order to implement Program M of the Housing Element, the City must amend the zoning ordinance of the Auburn Municipal Code (Chapter 159). The proposed amendments are included in the attached ordinance (Exhibit A); they conform to current law and are consistent with other jurisdictions surveyed by staff. The Planning Commission reviewed the proposed ordinance on March 5, 2013 and recommended that Council approve the ordinance with one change (see Item 3.d below). The basic components of the ordinance include:

1. **Definitions** – Single Room Occupancy units are not currently defined in the zoning ordinance. The proposed ordinance adds a definition to Single Room Occupancy facilities (see Section One of the draft ordinance). SRO units are defined as followed:

SINGLE ROOM OCCUPANCY (SRO) UNITS. Any building containing five or more units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is their primary residence. The individual units may lack either cooking facilities or individual sanitary facilities, or both.

2. **Zoning - Single Room Occupancy (SRO) Units** – Consistent with the commitment associated with Program U, the zoning code has been amended to include Single Room Occupancy facilities in the Regional Commercial (C-3) zone. These facilities are permitted subject to approval of a Use Permit. This zone was selected based on the following criteria:

- a. Single Room Occupancy facilities share similar characteristics with other group living facilities (i.e. hotels, apartments, multi-family residential units, and rental housing) that are permitted or conditionally permitted in the commercial zone districts.
- b. The proposal is consistent with other jurisdictions:

Jurisdiction	Zone Districts
Placer County	HS/RES/RM/C1 – MUP C2/CPD – CUP
Lincoln	R3 – CUP
Rocklin	---
Roseville	C1/C2/C3/C4/PUD – CUP
Folsom	C2 – Permitted C3 – CUP
Sacramento, City of	MC/NC/RMX/R4A/R5/R0/C1/C2/C3/C4/M1/M2 – Special permit
West Sacramento	---

3. **Development and Management Standards** - The draft ordinance includes Development and Management Standards (see Section 159.387) for the operation of SRO facilities. Several of the standards are reviewed below and include comparative standards from several other surveyed jurisdictions:

- a. Unit Size – Single Room Occupancy units shall be a minimum of 150 square feet and a maximum of 400 square feet.

Jurisdiction	Unit Size Standard
Placer County	Min. 150 sq. ft, max 400 sq. ft.
Lincoln	---
Rocklin	Min. 150, max 400 sq. ft.
Roseville	---
Folsom	---
Sacramento, City of	Min. 100 sq. ft, max (1 person), 150 sq. ft (2 persons)
West Sacramento	---

- b. Occupancy – The maximum number of occupants would not exceed more than two (2) people per unit.

Jurisdiction	Occupancy Standard
Placer County	2/unit
Lincoln	---
Rocklin	2/unit
Roseville	---
Folsom	---
Sacramento, City of	2/unit
West Sacramento	---

- c. **Parking Requirements** – The existing zoning ordinance does not include parking standards for SRO facilities. The draft ordinance provides one parking space per SRO unit, one space for the on-site manager, and one space for each additional employee, if any, on maximum shift. Parking standards from other jurisdictions include:

Jurisdiction	Parking Required
Placer County	1/unit + 1/manager + 1/staff
Lincoln	1/hotel + motel unit
Rocklin	1/2 units + 1/manager + 1/staff
Roseville	2 space per dwelling + ½ per sleeping room
Folsom	1 space per 3 beds
Sacramento, City of	1 space per 4 beds + 1 space per employee on duty at same time.
West Sacramento	---

- d. **Distance Separation Requirements** – The code as proposed by staff limits the location of SRO facilities to within 300 feet of any other SRO or within 300 feet of property in the Single-Family Residential (R-1) zone. Of the jurisdictions surveyed by staff, only the Placer County code had a distance separation requirement (300' from any other SRO, emergency shelter, or similar program).

At the March 5th Planning Commission hearing, the Commission voted to increase the separation between SRO's and the R-1 zone district from 300 feet to 500 feet. In making the recommendation, the Commission expressed their desire for the separation to be consistent with the standard they recommended between Emergency Shelters and the R-1 zone. Staff looked at whether the proposed change would limit the ability to provide a reasonable number of appropriate sites in the City. Based on the size and location of the C-3 zones throughout the City, the increase in the standard from 300 feet to 500 feet will not unduly limit the availability of properties that could support this use type.

The attached ordinance (Exhibit A) reflects the 500' separation standard as recommended by the Planning Commission.

- e. **Management** – An on-site management office shall be provided in the form of a resident manager or a 24-hour desk service.

Jurisdiction	Management Standard
Placer County	On-site management for ≥ 10 units required
Lincoln	---
Rocklin	On-site management office/unit required
Roseville	---
Folsom	----
Sacramento, City of	On-site management (resident manager/24-hour service desk) for ≥ 12 units required
West Sacramento	---

- f. Facilities – The proposed code includes provisions for facilities including kitchens, bathrooms, closets, and laundry.
4. As required, the proposed ordinance amends the City's code to include Single Room Occupancy units in the Regional Commercial (C-3) zone district. Since SROs are provided as conditionally permitted uses, and the existing code for the C-3 district only identifies principally permitted uses, the proposed ordinance reorganizes the existing code to separately identify the uses permitted (159.035(A)) and the uses permitted with approval of a use permit (159.035(B)).

Environmental Determination

In accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines, a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is not possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Auburn Community Development Department reviewed this project as required by CEQA and found it to be Statutorily Exempt from the provisions of CEQA per §15061(b)(3).

Alternatives Available; Implications of Alternatives

1. Adopt the Ordinance for Single Room Occupancy Units as presented, or as amended by the City Council.
2. Do not adopt the Ordinance for Single Room Occupancy Units and provide further direction to staff.

Fiscal Impact

Minimal fiscal impact associated with preparation of the draft ordinance by Community Development staff in consultation with the City Attorney.

Attachment:

1. Existing Zoning Ordinance (excerpted) for C-1, C-2, and C-3 zone districts
2. Planning Commission Minutes (excerpted) – March 5, 2013

Exhibits:

- A. Ordinance - Single Room Occupancy Units

Zoning

(3) Rest homes and outpatient nursing care homes for up to 15 persons, including the children or adults constituting the family.

(B) The following uses shall be permitted in the Medium Density Multiple-Family Residential (R-3) District subject to the approval of a use permit:

(1) Hospitals, medical and dental clinics and professional offices;

(2) Rooming houses for up to 15 persons;

(3) Nursery schools and child care centers;

(4) Homes for the ambulatory aged, mentally impaired, congregate living health care or developmentally disabled persons, which serve more than 6 persons; and

(5) Drug and/or social rehabilitation or parole-related care facilities or residences; (1973 Code, § 9-4.503) (Ord. 558, eff. - -; Am. Ord. 585, eff. - -; Am. Ord. 745, eff. 9-12-1979; Am. Ord. 87-3, eff. 5-26-1987; Am. Ord. 87-7, eff. 10-12-1987; Am. Ord. 87-11, eff. 1-13-1988; Am. Ord. 00-5, eff. 12-27-2000)

§ 159.033 NEIGHBORHOOD COMMERCIAL DISTRICT (C-1).

(A) The following uses shall be permitted in the Neighborhood Commercial (C-1) District when conducted within a building or other applicable area:

(1) Commercial:

(a) Amusement centers;

(b) Apparel shops;

(c) Art goods stores;

(d) Automobile parking lots;

(e) Bakeries;

(f) Book stores;

(g) Camera shops;

(h) Candy stores;

(i) Delicatessens;

(j) Drugstores;

(k) Florist shops;

(l) Fountains;

(m) Furniture stores;

(n) Gift shops;

(o) Glass stores;

(p) Hardware stores;

(q) Hobby shops;

(r) Ice cream shops;

(s) Liquor stores;

(t) Music stores;

(u) Newsstands and newspaper and related printing and publishing;

(v) Paint and wallpaper stores;

(w) Pet shops;

(x) Radio and television sales stores;

(y) Restaurants;

(z) Smoke shops;

(aa) Toy stores; and

(bb) Variety stores.

(2) Food:

(a) Bakeries employing not more than 3 persons full or part-time, excluding sales persons.

shops;

(b) Cafés, restaurants and catering

stores;

(c) Delicatessens and specialized food

(d) Grocery, meat, fish, poultry, fruit and vegetable stores; and

(e) Health food stores.

(3) Services:

(a) Answering services;

(b) Banks;

(c) Barber shops;

(d) Beauty parlors;

(e) Building materials stores (retail);

(f) Business offices;

(g) Commercial schools (secretarial, dance, business and the like);

(h) Dance halls;

(i) Laundromats;

(j) Laundry and cleaning agencies;

(k) Medical and dental offices;

(l) Pressing shops;

(m) Photographers;

(n) Professional offices;

(o) Real estate and insurance offices;

(p) Repair shops for shoes, radios, television sets and domestic appliances;

(q) Tailor shops;

(r) Taxicab stands; and

(s) Utility offices.

(B) The following uses shall be permitted in the Neighborhood Commercial (C-1) District subject to the approval of a use permit:

(1) Apartments and rental housing;

(2) Bowling alleys;

(3) Drive-in dairy products;

(4) Drive-in restaurants;

(5) Gasoline service stations;

(6) Living quarters in connection with an established commercial use;

(7) Nurseries and greenhouses;

(8) Taverns; (bars)

(9) Theaters;

(10) Churches and/or church-related uses;

(11) Outdoor vending and/or temporary sales of any product for private profit not conducted within a building (excepting those uses noted in division (C) below); and

(12) Outdoor seating with 13 or more seats in association with an existing eating establishment.

(C) The following uses shall be permitted in the Neighborhood Commercial (C-1) District subject to the approval of the appropriate special permit as set forth in §§ 159.475 *et seq.*

(1) Temporary outdoor sales in conjunction with special events may be authorized by the Community Development Director without necessity of a use permit.

(2) Limited outdoor seating, up to a maximum of 12 seats, in association with an existing eating establishment.

(1973 Code, § 9-4.505) (Ord. 558, eff. --; Am. Ord. 718, eff. 1-11-1978; Am. Ord. 781, eff. 4-13-1983; Am. Ord. 794, eff. 1-11-1984; Am. Ord. 803, eff. 11-7-1984; Am. Ord. 87-1, eff. 2-11-1987; Am. Ord. 87-3, eff. 5-26-1987; Am. Ord. 87-7, eff. 10-12-1987; Am. Ord. 87-11, eff. 1-13-1988; Am. Ord. 91-3, eff. 3-27-1991; Am. Ord. 92-16, eff. 8-26-1992)

§ 159.034 CENTRAL BUSINESS DISTRICT (C-2).

(A) The following uses shall be permitted in the Central Business (C-2) District: all uses permitted in the C-1 District.

(B) The following uses shall be permitted in the Central Business (C-2) District when conducted within a building or other applicable area:

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|--|---|
| (1) Antique stores; | (13) Beauty shops; |
| (2) Apartments and rental housing; | (14) Bike sales and repair shops; |
| (3) Apparel shops; | (15) Boat sales and repair shops; |
| (4) Appliance stores; | (16) Book stores; |
| (5) Art goods stores; | (17) Building materials stores (retail); |
| (6) Automobile dealerships; | (18) Bus terminals; |
| (7) Automobile parts and accessory stores; | (19) Camera and photographic supply stores; |
| (8) Automobile sales, services and lots; | (20) Candy stores; |
| (9) Automobile service agencies; | (21) China and glassware shops; |
| (10) Automobile upholstery shops; | (22) Cigars and tobacco shops; |
| (11) Bank and lending agencies; | (23) Communications equipment buildings; |
| (12) Barber shops; | (24) Department stores; |
| | (25) Drapery shops; |
| | (26) Dressmaking stores; |
| | (27) Drugstores; |
| | (28) Employment agencies; |
| | (29) Florist shops; |
| | (30) Fountains; |
| | (31) Fur shops; |
| | (32) Furniture stores; |
| | (33) Garden supply stores; |
| | (34) Gift shops; |
| | (35) Hardware and homeware stores; |
| | (36) Hat shops; |

- (37) Hobby and toy shops;
 - (38) Hotels and motels;
 - (39) Ice cream shops;
 - (40) Import shops;
 - (41) Interior decorating shops;
 - (42) Jewelry shops;
 - (43) Lamp shops;
 - (44) Laundry and cleaning agencies;
 - (45) Lingerie and hosiery stores;
 - (46) Liquor stores;
 - (47) Living quarters in connection with an established use;
 - (48) Luggage stores;
 - ~~(49) Medical marijuana dispensary;~~ *deleted*
 - (50) Millinery shops;
 - (51) Music and records stores;
 - (52) Offices, such as realtors, insurance, photographers, accountants, attorneys, advertisers, medical, dental and other professions;
 - (53) Paint, glass and wallpaper sales stores;
 - (54) Power tools stores;
 - (55) Radio, television and retail electronic supplies stores;
 - (56) Restaurants;
 - (57) Rug stores;
 - (58) Savings and loan associations;
 - (59) Sewing shops;
 - (60) Shoe stores;
 - (61) Sporting goods stores;
 - (62) Stationery and office supplies stores;
 - (63) Tailor shops;
 - (64) Taverns;
 - (65) Theaters;
 - (66) Tire sales, repair and exchange stores (not including recapping);
 - (67) Title companies;
 - (68) Toy stores;
 - (69) Variety stores; and
 - (70) Yardage and yarn shops.
- (C) The following uses shall be permitted in the Central Business (C-2) District subject to the approval of a use permit:
- (1) Automobile repair shops (not including spray painting or body work);
 - (2) Automobile service stations;
 - (3) Cleaning plants;
 - (4) Creameries;
 - (5) Electrical repair shops;
 - (6) Laundries;
 - (7) Motorcycle sales shops;
 - (8) Plumbing shops;
 - (9) Printing shops;

(10) Sheet metal shops and tire recapping with tire sales;

(11) Animal hospitals and clinics; and

(12) Use of any housing rental units, apartment or other dwelling units or buildings for the ambulatory aged, mentally impaired, developmentally disabled, congregate living health care and drug or social rehabilitation, including parole-related facilities or residences.

~~(13) Medical marijuana dispensary.~~ *deleted*

(1973 Code, § 9-4.506) (Ord. 558, eff. --; Am. Ord. 585, eff. --; Am. Ord. 632, eff. --; Am. Ord. 87-1, eff. 2-11-1987; Am. Ord. 87-3, eff. 5-26-1987; Am. Ord. 87-7, eff. 10-12-1987; Am. Ord. 87-11, eff. 1-13-1988; Am. Ord. 06-2, eff. 4-12-2006)

§ 159.035 REGIONAL COMMERCIAL DISTRICT (C-3).

The following uses shall be permitted in the Regional Commercial (C-3) District: all uses permitted in the C-1 and C-2 Districts.

(1973 Code, § 9-4.507) (Ord. 558, eff. --)

§ 159.036 INDUSTRIAL PARK DISTRICT (M-1).

The following industrial uses shall be permitted in the Industrial Park (M-1) District:

(A) Animal hospitals and kennels;

(B) Automobile repair and painting shops;

(C) Automobile service stations;

(D) Bottling works;

(E) Building materials yards;

(F) Cabinet shops;

(G) Clothing manufacturing;

(H) Contractors yards and storage;

(I) Corporation yards;

(J) Design shops;

(K) Electrical distribution substations;

(L) Electronic assembly stores;

(M) Finished paper products;

(N) Furniture manufacturing;

(O) Greenhouses;

(P) Instrument manufacturing;

(Q) Laundry and dry cleaning plants;

(R) Machine shops;

(S) Medical marijuana dispensary;

(T) Novelty manufacturing;

(U) Nurseries;

(V) Photographic processing shops;

(W) Precision machine shops;

(X) Printing and bookbinding shops;

(Y) Professional offices;

(Z) Research laboratories;

(AA) Rugs, draperies, and other woven fabrics manufacturing;

(BB) Sheet metal shops;

(CC) Tire recapping and sales;

(DD) Toy manufacturing;

(EE) Warehouses; and

(FF) All uses permitted in the commercial districts subject to the approval of a use permit.

Commissioner Spokely **SECONDED** the motion.

AYES:	Luebkehan, Willick, & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	Vitas & Worthington

The motion was **APPROVED**.

- D. ORDINANCE AMENDMENT – SINGLE ROOM OCCUPANCY UNITS (File 301.3(dd)).** The City of Auburn proposes to amend the Auburn Municipal Code to allow Single Room Occupancy (SRO) units in the Regional Commercial (C-3) zone district, subject to a use permit.

Planner Murray presented the Single Room Occupancy Units Ordinance and discussed the components of the ordinance.

Commissioner Luebkehan asked about the parking requirements.

Planner Murray discussed the parking requirements proposed.

Chair Spokely asked about the distance separation requirement between SRO's and property in the Single-family Residential zone.

Planner Murray stated that the standard is optional and is not mandated by the state.

Commissioner Luebkehan suggested that the separation distance should be 500' to be consistent with the Commission's recommendation for emergency shelters.

Chairman Spokely opened the public hearing.

Chairman Spokely closed the public hearing.

Commissioner Willick **MOVED** to adopt the Single Room Occupancy Units Ordinance as amended.

Commissioner Spokely **SECONDED** the motion.

AYES:	Luebkehan, Willick, & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	Vitas & Worthington

The motion was **APPROVED**.

ORDINANCE NO. 13 - _____

AN ORDINANCE OF THE CITY OF AUBURN
 ADDING SINGLE ROOM OCCUPANCY (SRO) UNITS
 TO THE AUBURN MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

- A. Whereas the Auburn Housing Element identifies implementation programs to promote equal housing opportunities for persons of all income levels; and,
- B. Whereas Program U of the Auburn Housing Element commits the city to identify appropriate zone districts for single room occupancy units; and,
- C. Whereas the Zoning Ordinance of the Auburn Municipal Code regulates the existing standards of the City's development code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY ORDAIN:

Section One: Amend Section 159.001 (Definitions) of Title XV of the City of Auburn Municipal Code by adding the following:

SINGLE ROOM OCCUPANCY (SRO) UNITS. Any building containing five or more units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, as their primary residence. The individual units may lack either cooking facilities or individual sanitary facilities, or both. "SRO Unit" does not include any institution in which persons are housed or detained under legal constraint; any institution in which persons are hospitalized or otherwise under medical, nursing or psychiatric care; or fraternity or sorority houses.

Section Two: Amend Section 159.035 Regional Commercial District (C-3) of Title XV of the City of Auburn Municipal Code to read as follows:

§ 159.035 REGIONAL COMMERCIAL DISTRICT (C-3).

- (A) The following uses shall be permitted in the Regional Commercial (C-3) District:
 - (1) All permitted uses in the C-2 District.
- (B) The following uses shall be permitted in the Regional Commercial (C-3) District subject to approval of a use permit:
 - (1) Single room occupancy units, subject to Section 159.385 *et. seq.*
 - (2) All C-2 uses subject to approval of a use permit.

Section Three: Amend Chapter 159 of Title XV of the City of Auburn Municipal Code by adding Section 159.385 through Section 159.387 (Single Room Occupancy Units) as follows:

SINGLE ROOM OCCUPANCY UNITS

159.385 PURPOSE.

The provisions of this subchapter are adopted to provide regulations which encourage and facilitate the development of, or conversion to, single room occupancy (SRO) units in accordance with state and federal law and the city's adopted housing element.

159.386 PERMIT REQUIREMENTS

(A) Single room occupancy units are permitted in the Regional Commercial (C-3) zone district upon approval of a use permit as identified in Section 159.035, and subject to the development standards identified in Section 159.387.

159.387 DEVELOPMENT AND MANAGEMENT STANDARDS

(A) Single room occupancy units shall comply with the following:

1. **Unit Size.** Single room occupancy units shall be a minimum of 150 square feet and a maximum of 400 square feet.
2. **Occupancy.** The maximum number of occupants shall not exceed more than two (2) people per unit.
3. **Parking Requirements.** Single room occupancy units shall provide one parking space per SRO unit, one space for the on-site manager, and one space for each additional employee, if any, on maximum shift.
4. **Distance Separation Requirements.** No single room occupancy unit shall be located:
 - a. Within 300 feet of any other SRO.
 - b. Within 500 feet of property in the Single-family Residential (R-1) zone.

The distance separation requirements shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the property on which the SRO is located, to the boundary of the zone described above.

5. **Management.** The following management standards shall apply:
 - a. **Manager's Office.** An on-site management office shall be provided.

- b. Facility Management. On-site management shall be provided in the form of a resident manager or a 24-hour desk service.
6. **Facilities.** Single room occupancy units shall provide the following facilities:
- a. Kitchen. Kitchen facilities are not required; however, full or partial kitchen facilities may be provided for each room, or one common (shared) kitchen facility may be provided per floor.
 - b. Bathroom. Private (in-unit) bathroom facilities are not required but may be provided. If in-unit accommodations are not provided, a common (shared) bathroom facility shall be provided and shall include a toilet, sink and bathtub and/or shower facilities.
 - c. Closet. Each SRO unit shall have a separate storage space.
 - d. Laundry. Common (shared) laundry facilities shall be provided at a ratio of one washer and one dryer for every ten (10) units.
7. **Building Code Compliance.** Single room occupancy units shall comply with all requirements of the California Building Code.
8. **Zone Specific Development Standards.** Except as provided by this chapter, single room occupancy units shall comply with all development standards of the applicable zoning district in which it is located.
9. The facility shall comply with all applicable state and local housing, building, and fire code requirements.

Section Four: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Five: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code Section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

Section Six: If any part of this Ordinance is held to be invalid, such invalidity shall not affect any other provision which reasonably can be given effect without regard to the invalid provision and, to that end, the provisions of this Ordinance are hereby declared to be severable.

DATED: _____, 2013

Kevin Hanley, Mayor

ATTEST:

Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing ordinance was duly passed at a regular session meeting of the City Council of the City of Auburn held on the _____ day of _____ 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

Stephanie L. Snyder, City Clerk

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